



# Grafton Affordable Housing Trust

RECEIVED Grafton Municipal Center  
GA GRAFTON, MA 30 Providence Road  
Grafton, MA 01519

2014 SEP 9 PM 12 00

Meeting Minutes  
Wednesday, June 18, 2014  
7:30 p.m.

Present: ..... Chairman Edward Prisby, Vice Chairman Deborah Kochevar; and Members Peter Adams, John Carlson and Daniel Crossin

Absent..... Clerk Charles Pratt

Also Present:..... Ann Morgan, Assistant Town Planner

Chairman Prisby called the meeting to order at 7:33 p.m.

## 1. Action Items

a.) **Reorganization:** Motion to elect the current officers for another year as follows:

- Edward Prisby, Chair
- Deborah Kochevar, Vice Chair
- Charles Pratt, Clerk

Motion made by Deborah Kochevar, seconded by Dan Crossin. Motion passed unanimously.

b.) **Open Session Meeting Minutes**

- March 20, 2013 – not available; no action
- April 17, 2013 – not available; no action
- May 8, 2013 – not available; no action
- December 4, 2013 - not available; no action

## 2. Old Business

a.) **Financial Report** – No change from previous meeting.

b.) **Habitat for Humanity (HFH) - correspondence** – No formal correspondence had been sent to HFH regarding the soil testing results and the Trust's course of action. Staff reported that there had been a conversation with Hank Rauch of HFH outlining the information in the report and the Trust's position. Mr. Carlson noted that there need to be formal correspondence sent to the Executive Director. Staff was directed to draft a letter for signature by the Chairman prior to the next meeting of the Trust.

c.) **Affordable Housing Workshop** – Ann Morgan & Town Planner Joe Laydon both attended the APA Affordable Housing Workshop at the Devens Conference Center on May 14, 2014. Each attended different working sessions to better understand issues that relate to how Towns and other affordable housing groups manage their resources and take action to promote affordable housing in their communities. Of particular interest was the fact that the State has come to recognize the unique challenges in developing affordable housing programs with Community Preservation Act Funds (CPA) from which many local entities are funded. The legislation and Department of Revenue rules continue to change to provide communities more flexibility. Members of the Trust expressed concern about lacking direction in light of these changes. Staff was directed to contact the

Massachusetts Community Preservation Coalition and see if someone from their staff would be willing to meet with the Trust to discuss options and provide updates.

d.) **Proceeds from 30 Tulip Circle** – Mr. Adams asked if the proceeds from the sale of this unit were still restricted by CPA requirements for future use. Staff was directed to find out.

### 3. New Business

a.) **Work Plan** – The Trust discussed setting some goals for work items for the upcoming year. Peter Adams suggested that the Trust reach out to the owners of the current affordable units to introduce the Trust and to let them know that the Trust could be resource to them in the future. Additional discussion items included:

i. **Town Owned Land** – Mr. Carlson stated that he thought the Trust should be pursuing Town-owned land and noting that Hudson Avenue and 25 Worcester Street would be good candidates. Regarding Worcester Street, the subject of partnering with the Grafton Housing Authority was discussed. Mr. Prisby stated that he would contact Jim Gallagher, Chairman of the Housing Authority, and arrange for him to come and discuss approaching the Board of Selectmen for the right to explore the opportunity for development of affordable housing on that site. More information is needed about the types of partnerships that the Trust can enter into with regards to building the project and then deeding it over to another entity for management purposes. Also discussed was the issue of need for specific populations such as the elder, veterans and disabled veterans. With regards to Hudson Avenue, the Trust could work with the Town to create ANR lots that could then be developed through and RFP process.

ii. **Foreclosures / Repossessed Properties** – The Trust discussed the possibility of working with local banks to buy properties that have been foreclosed upon or repossessed. Mr. Crossin recommended working with the local real estate agents to pursue this path. Mr. Prisby suggested that the Trust develop a presentation for local realtors as a means to have them understand what the Trust is looking for and why. Mr. Crossin noted that he would reach out to some realtors that he has worked with in the past.

b.) **Grafton Hill Subdivision** – The developers of the Grafton Hill Subdivision have resubmitted their application to the Planning Board. They have attempted to resolve some of the outstanding issues from the previous application by purchasing an adjacent property which gives them the opportunity to present a new roadway as opposed to the previous lay out of a dead end road. The developers are including a formal affordable housing component which would include deeding land to the Affordable Housing Trust. Upon recommendation from staff, the developers had been encouraged to present and vet their plan before the Trust and that request has been made. Staff was directed to schedule time on the July agenda for the developers to make their presentation.

c.) **Meeting Start Time** – The Trust discussed the 7:30 start time for their regular meetings. It was noted that this time was established to accommodate the commuting schedules of some of the members a few years ago. Upon review it was determined that an earlier start time would now be appropriate and more to the liking of the members of the Trust.

Motion to change the regular meeting start time from 7:30 p.m. to 7:00 p.m. for all subsequent meetings made by John Carlson, seconded by Deborah Kochevar. Motion passed unanimously.

### 4. Executive Session – none.

**Grafton Affordable Housing Trust**

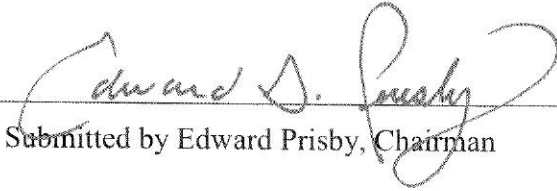
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5. **Adjournment** – Motion to adjourn the meeting made by Peter Adams and seconded by John Carlson. Motion passed unanimously. The meeting was adjourned at 8:25 p.m.

**EXHIBITS** - None



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Submitted by Edward Prisby, Chairman

